

TOWNSHIP OF CHATHAM ZONING REGULAR MEETING MINUTES

*BOARD OF ADJUSTMENT
APRIL 19, 2018*

Mr. Vivona called the Regular Meeting of the Zoning Board of Adjustment to order at 7:30pm with the reading of the Open Public Meetings Act.

Roll Call

Answering present to the roll call were Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Style, Mr. Borsinger, Mr. Hyland, Mr. Newman, Ms. Labadie and Mr. Fitt.

Approval of Minutes

Mr. Williams made a motion to approve the minutes from the March 15, 2018 meeting. Mr. Newman seconded the motion. All board members were in favor of the motion.

Memorialization

Jasmine & Alok Sood

3 Robert Drive
Block: 102.11 Lot: 32

Calendar BOA 17-102.11-32

A motion was made by Mr. Williams to adopt the Resolution as submitted, seconded by Mr. Weston.
Roll Call: Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Style, Mr. Borsinger, Mr. Hyland and Mr. Newman. All in favor.

Mr. Bushell and Ms. Solfaro reviewed the revised Landscape Plans which was required to be provided prior to memorialization of the amended resolution of approval. Mr. Raadam, neighboring property owner, questioned the status of smaller trees between his property and the proposed new home. Mr. Bushell stated that they would try to keep these smaller trees. The Landscaping Plan requires 7 additional trees be added and maintained for screening to this neighbor and Mr. Ruschke stated that these trees should be planted prior to the granting of a TCO. Mr. Bushell requested that these trees be planted at the end of the project and not be required for TCO. Mr. Ruschke stated that the applicant would not be following the phasing plan which requires stabilization of each area before work begins on the next area. Mr. Shaw questioned if this timing could be addressed in the required Lot Grading Plan and Mr. Ruschke stated that it could be addressed in the Lot Grading Plan. Mr. Ruschke and Mr. Shaw also agreed that this timing should be addressed in the amended Resolution of Approval.

Bushell / Solfaro

Club / River Rd.
Block: 15 Lot: 7

Calendar BOA 16-15-7

A motion was made by Mr. Williams to adopt the Resolution as submitted, seconded by Mr. Newman.
Roll Call: Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Style, Mr. Borsinger, Mr. Hyland and Mr. Newman. All in favor.

Hearings

An announcement was made by Mr. Shaw, Board Attorney, that the application for Golden River Homes (BOA-17-61-16) has requested to be carried to the May 17, 2018 meeting. A motion was offered by Mr. Borsinger and seconded by Mr. Williams to grant the request for this application to be carried.

Todd Decker

44 Woodlawn Drive
Block: 52 Lot:2

Calendar BOA 17-52-2

Mr. Van Lenten, applicant's architect, stated that the Decker family moved to Chatham Township about 3 years ago. Last year Mr. Decker renovated the backyard and pool area. Mr. Decker is not requesting a renovation / addition to the first floor and an addition to the top floor. The proposed changes are within the 35 foot height limitation but this home has a walk out basement and this addition would cause it to be 3.5 stories.

Site visit is scheduled for Saturday, May 5, 2018 at 9:00am.

Verizon Wireless

Spring Street
Block: 105 Lot: 5

Calendar BOA 18-105-5

Transcript to be provided by the applicant.

Mr. Williams made a motion to approve the variances as requested. Mr. Fitt seconded the motion. Mr. Vivona, Mr. Weston, Mr. Williams, Mr. Styple, Mr. Borsinger, Mr. Hyland, and Mr. Newman were in favor of the motion.

Mark & Jill Novara

2 Robert Drive
Block: 102.01 Lot: 3

Calendar BOA 18-102.01-3

Ms. Marcus will be representing Mr. Foerst, attorney for the applicant. Ms. Marcus stated that this application is requesting 2 steep slope variances.

Ms. Labadie read the Site Visit report into the record.

Mr. Gazzale, engineer for the applicant, stated that this application proposes moving the current driveway on the left side of the property to the right side of the property. This change in grade would be 8 feet and would need a retaining wall to support the driveway.

Mr. Gazzale stated that there is a Township moratorium on road openings on Robert Drive because it is newly paved. Mr. Gazzale stated that there are ways to complete the driveway without damaging the pavement. He also stated that if the pavement was damaged then infra- red technology can be used to restore. Mr. Ruschke stated that Township Engineers will work with the applicant on conditions for road opening and restoration specifications.

Mr. Gazzale explained that this application proposes a rear entrance garage. The turn-around area needed for this rear garage would cause disturbance in a steep slope area. Mr. Gazzale stated that a drainage swale proposed would drain into the drywell system.

Mr. Gazzale addressed all 14 points in the Technical Review section of the Engineering memo from Mott MacDonald dated February 27, 2018. Information requested will be updated and re-submitted for review and compliance.

Mr. Gazzale discussed the additional variances required. A variance would be needed for a patio with a retaining wall within 12 feet of the dwelling, where 20 feet is required. An additional variance would be needed for downward grading away from the foundation by the driveway where 10 feet is required and 4 feet is proposed.

Mr. Vivona asked questions regarding the garage area. Mr. Gazzale stated that this application proposed a garage – under and had a 3 car garage which was 2 +1.

Mr. Vivona questioned the location of the patio and Mr. Gazzale stated that the patio was located next to the single garage. Mr. Vivona confirmed that there is a drainage swale next to the patio.

Mr. Ruschke stated that a super silt fence is needed and not the silt fence which is existing.

Mr. Vivona questioned previous tree removal and it was confirmed that this occurred prior to new owner.

Mr. Ruschke stated that 4 inch caliber trees would be needed for tree replacement at the front of the property. Mr. Ruschke stated that this can be addressed in the Lot Grading Plan and that a Landscape Plan would not be required. Mr. Ruschke stated that that calculations were needed to verify the number of stories proposed with this application per comment #8 in the Technical Review section of the Engineering review memo dated February 27, 2018.

Mr. Borsinger made a motion to approve the variances as requested. Mr. Newman seconded the motion. Mr. Vivona, Mr. Williams, Mr. Style, Mr. Borsinger, Mr. Hyland, Mr. Newman and Ms. Labadie were in favor of the motion.

Mr. Shaw updated the Board on the application for permanent cell tower at Gloria Dei Church. This application has been delayed due to possible wetlands issues and needs DEP review and approvals. Mr. Shaw stated that if the DEP does not approve by April 30, 2018 then the Pine Street appeal will be dismissed without prejudice.

With no other business before the Zoning Board of Adjustment, Mr. Borsinger moved to adjourn the meeting, Ms. Labadie seconded the motion, and it carried unanimously.

Meg Smith
Zoning Board Secretary